

**AGENDA  
URBAN COUNTY PLANNING COMMISSION  
ZONING ITEMS PUBLIC HEARING**

**October 25, 2018**

- I. **CALL TO ORDER** - The meeting will be called to order at 1:30 p.m. in the Council Chamber, 2<sup>nd</sup> Floor LFUCG Government Center, 200 East Main Street, Lexington, Kentucky.
- II. **APPROVAL OF MINUTES** - The minutes of the September 27, 2018 and October 11, 2018 meetings will be considered at this time.
- III. **POSTPONEMENTS AND WITHDRAWALS** - Requests for postponement and withdrawal will be considered at this time.
- IV. **LAND SUBDIVISION ITEMS** - The Subdivision Committee met on Thursday, October 6, 2018, at 8:30 a.m. The meeting was attended by Commission members: Karen Mundy, Carolyn Plumlee, Frank Penn, Mike Owens, Will Berkley and Headley Bell. Committee members in attendance were: Jake Stephens, Division of Engineering; and Jeff Neal, Division of Traffic Engineering. Staff members in attendance were: Traci Wade; Tom Martin; Cheryl Gallt; Denice Bullock; Captain Greg Lengal and Captain Josh Theil, Division of Fire & Emergency Services; and Mike Sanner, Department of Law. The Committee made recommendations on plans as noted.

General Notes

*The following automatically apply to all plans listed on this agenda unless a waiver of any specific section is granted by the Planning Commission:*

1. *All preliminary and final subdivision plans are required to conform to the provisions of Article 5 of the Land Subdivision Regulations.*
  2. *All development plans are required to conform to the provisions of Article 21 of the Zoning Ordinance.*
- V. **ZONING ITEMS** - The Zoning Committee met on Thursday, October 6, 2018 at 1:30 p.m. to review zoning map amendments and Zoning Ordinance text amendments. The meeting was attended by Commission members: Larry Forester and Bill Wilson. Staff members in attendance were: Traci Wade; Tom Martin; Hal Baillie; and Debbie Woods; Mike Sanner, Department of Law. The Committee members reviewed applications, however no quorum was met and no recommendations could be made.

**A. ABBREVIATED PUBLIC HEARINGS ON ZONING MAP AMENDMENTS**

The staff will call for objectors to determine which petitions are eligible for abbreviated hearings.

Abbreviated public hearings will be held on petitions meeting the following criteria:

- The staff has recommended approval of the zone change petition and related plan(s)
- The petitioner concurs with the staff recommendations
- Petitioner waives oral presentation, but may submit written evidence for the record
- There are no objections to the petition

**B. FULL PUBLIC HEARINGS ON ZONE MAP AMENDMENTS** - Following abbreviated hearings, the remaining petitions will be considered.

The procedure for these hearings is as follows:

- Staff Reports (30 minute maximum)
- Petitioner's report(s) (30 minute maximum)
- Citizen Comments
  - (a) proponents (10 minute maximum OR 3 minutes each)
  - (b) objectors (30 minute maximum) (3 minutes each)
- Rebuttal & Closing Statements
  - (a) petitioner's comments (5 minute maximum)
  - (b) citizen objectors (5 minute maximum)
  - (c) staff comments (5 minute maximum)
- Hearing closed and Commission votes on zone change petition and related plan(s)

**Note:** Requests for additional time, stating the basis for the request, must be submitted to the staff no later than two days prior to the hearing. The Chair will announce its decision at the outset of the hearing.

**1. JUSTICE PLAZA, LLC ZONING MAP AMENDMENT& MAN O' WAR DEVELOPMENT, UNIT 2A, LOT 10 (AMD) ZONING DEVELOPMENT PLAN**

- a. PLN-MAR-18-00015: JUSTICE PLAZA, LLC (11/4/18)\*- a petition for a zone map amendment from an Interchange Service Business (B-5P) zone to a Neighborhood Business (B-1) zone, for 1.68 net (2.24 gross) acres, for property located at 1916 Justice Dr. A dimensional variance is also requested.

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COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The petitioner proposes a Neighborhood Business (B-1) zone in order to permit a wider range of business uses on the subject property. The site is currently occupied by two restaurants, but a third space within the existing building (constructed in 2017) remains vacant.

The Zoning Committee Recommended: **Postponement** to the full Commission.

The Staff Recommends: **Disapproval**, for the following reasons:

1. The existing Interchange Service Business (B-5P) zone is appropriate for the subject property for the following reasons:
  - a. The B-5P zone is only permitted at the interstate interchanges in Fayette County, and the uses within the B-5P are permitted to accommodate the traveling public and their needs. The intent statement in Article 11 of the Zoning Ordinance clearly indicates that the B-5P zone should be located at limited access highways, which the site has met since 1989.
  - b. In 2015, a rezoning for the adjacent 4.6 acres of land was approved to the B-5P zone because it was determined to be appropriate at this location within the Urban Service Area. The applicant has not provided a justification for why the existing zoning is inappropriate at this site, specifically that which exists along the interstate and Pleasant Ridge Drive area.
  - c. The subject property could be occupied as proposed in 2016 by the petitioner under the existing zoning for many uses that would be compatible with this portion of the Urban Service Area, and with surrounding properties.
2. The proposed Neighborhood Business (B-1) zone is not appropriate for the subject property for the following reasons:
  - a. Reducing the amount of B-5P zoning does not serve the needs of the traveling public, visitors and tourists when they are in Fayette County.
  - b. If the B-1 zone is permitted on the north side of Pleasant Ridge Drive, it would be isolated and physically separated by a collector street (35 mph vehicle speeds) from the nearby neighborhood.
  - c. The width and speed of vehicles along the collector street do not make the subject property easily accessible by the residents of the neighborhood via non-vehicular modes of transportation.
  - d. Although the petitioner contends that the proposed B-1 zone is appropriate, they have not provided a justification.
3. There has been no major unanticipated change in this immediate area since the 2013 Comprehensive Plan was adopted. The only change that has occurred has been to add more B-5P zoned land in 2015 at the request of the petitioner's parent/sister corporation.
4. Numerous other business zones within the immediate area allow an athletic club facility, including the P-1, B-3, B-4, B-6P, I-1 and CC zones, as a principal permitted use. Therefore an athletic club facility can easily occupy an existing structure or construct a new building in any of the above referenced zones. Within the immediate area, five athletic club facilities have already been permitted and are operational to serve the needs of the area. For these reasons, the staff finds that there is no compelling need for the proposed B-1 zone change.

b. REQUESTED VARIANCE

1. Increase the allowable front yard setback from 20 feet to 105 feet.

The Zoning Committee recommended: **Postponement** to the full Commission.

The Staff Recommends: **Postponement**, for the following reason:

- a. The applicant has not provided a justification (required under KRS 100. 243) for their request for a dimensional variance to the front yard setback. Such documentation is needed prior to a substantive recommendation by the staff.
- c. PLN-MJDP-18-00060: MAN O' WAR DEVELOPMENT, UNIT 2A, LOT 10 (AMD) (11/4/18)\* - located at 1916 JUSTICE DRIVE AND 1750 PLEASANT RIDGE DRIVE. (Bryant Engineering, Inc.)

The Subdivision Committee Recommended: **Approval**, subject to the following conditions:

1. Provided the Urban County Council rezones the property B-1; otherwise, any Commission action of approval is null and void.
2. Urban County Engineer's acceptance of drainage, storm and sanitary sewers, and floodplain information.
3. Urban County Traffic Engineer's approval of parking, circulation, access, and street cross-sections.
4. Urban Forester's approval of tree inventory map.
5. Denote: No building permits shall be issued unless and until a final development plan is approved by the Planning Commission.

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6. Clarify area of amendment on vicinity map.
7. Addition of topography on area of amendment.
8. Denote access points for construction vehicles.
9. Addition of building dimensions.
10. Should the Planning Commission grant the requested variance, it should be denoted on the face of the plan.

## 2. URBAN COUNTY PLANNING COMMISSION ZONING MAP AMENDMENT

- a. PLN-MAR-18-00020: URBAN COUNTY PLANNING COMMISSION (11/4/18)\*- petition for a zone map amendment to expand a Neighborhood Design Character Overlay (ND-1) zone for the Chevy Chase neighborhood for 4.21± net and gross acres, to preserve existing neighborhood character for properties located at 101-175 and 201-221 Romany Road.

### COMPREHENSIVE PLAN AND PROPOSED USE

The 2013 Comprehensive Plan's mission statement is to "provide flexible planning guidance to ensure that development of our community's resources and infrastructure preserves our quality of life, and fosters regional planning and economic development." The Plan's mission statement notes that this will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World. In addition, the Plan encourages a mix of uses, housing types and/or residential densities; development in a compatible, compact and contiguous manner; and provision of land for a diverse workforce.

The Planning Commission has initiated a zone change request to add a Neighborhood Design Character Overlay (ND-1) zone to a total of 22 properties along Romany Road in the Chevy Chase neighborhood. The ND-1 Zone is proposed to regulate rear yard setbacks, building height, roof pitch, off-street parking, garage door restrictions, and accessory structures, regardless of the underlying zoning.

The Zoning Committee Recommended: made no recommendation, due to lack of a quorum.

The Staff Recommended: Approval, for the following reasons:

1. The Neighborhood Design Character (ND-1) overlay zone is substantially in agreement with the 2013 Comprehensive Plan and the Goals and Objectives of the 2018 Comprehensive Plan, for the following reasons:
  - a. The proposed overlay zone respects the context and design features of areas surround development projects and develop design standards and guidelines to ensure compatibility with existing urban form (Theme A, Goal #2.b).
  - b. The implementation of a Neighborhood Design Character (ND-1) overlay will enable the Chevy Chase neighborhood to continue to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County (Theme A, Goal #3.a).
  - c. The Chevy Chase neighborhood completed a design character study, defined the existing character of the neighborhood, developed preservation goals, and proposed appropriate neighborhood design standards, thus meeting the requirements of the ND-1 zone. This 2008 study covered the 100 and 200 blocks of Romany Road.

## VI. COMMISSION ITEMS – The Chair will announce that any item a Commission member would like to present will be heard at this time.

- A. BOAR 2018-1: FRED KHAYAT – an appeal to the Planning Commission to modify a Certificate of Appropriateness Condition approved by the Board of Architectural Review at 305 Grosvenor Ave.

The Staff Recommends: Disapproval and that the decision of the BOAR be upheld, for the following reasons:

1. The denial of a Certificate of Appropriateness by the Board of Architectural Review is consistent with their charge in determining appropriateness of requested exterior alterations, based on the design guidelines established by the local Historic Preservation Commission. It is also consistent with past actions of the Board in determining acceptability of the type of replacement window proposed.

- B. BOAR 2018-2: THE RESIDENCES AT SOUTH HILL, LLC – an appeal to the Planning Commission to modify three Certificate of Appropriateness Conditions approved by the Board of Architectural Review at 114, 116, & 120 W. High St. and 308 & 320 S. Upper St. The Certificate of Appropriateness Conditions are also appealed by the Historic South Hill Neighborhood Association and the Bluegrass Trust for Historic Preservation.

The Staff Recommends:

1. Uphold the BOAR decision on approving demolition, but change the findings to be based on Article 13-7(1)(c)(2), that the "application is for the demolition or moving of a building, or portion of a building, which does not contribute to the character of, and will not adversely affect the character of the property in a zone protected by an H-1 overlay," for the following reasons:

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- a. The subject property is currently not listed as a contributing structure within the South Hill Historic District, as listed on the National Register of Historic Places, although it may be eligible to become a contributing structure because it is over 50 years old as of 2018.
  - b. The subject property was not included in the 2009 *Downtown Lexington Building Inventory*, thus it was not identified as a contributing building to Lexington's downtown.
  - c. Based on the *H-1 Design Review Guidelines' Brief Overview of Lexington's Local Historic Districts and Landmarks*, the description of the South Hill Historic District does not list the mid-century modern style nor architect Thomas Page Edwards, who designed the existing structure, as part of the character of South Hill (page 24).
  - d. Based on the Division of Historic Preservation staff report, when describing the adjacent structures' scale and style, it was stated that the subject property is very different from the other historic structures within the South Hill Historic District.
  - e. For these reasons, the subject property does not relate to the character of the particular local historic district it is in, and the removal of such structure will not have an adverse effect on the South Hill Historic District.
2. **Uphold the BOAR decision on approving the Certificate of Appropriateness for the proposed new construction of a 4-story building**, for the following reasons:
- a. The new plans dated September 12, 2018 has met the BOAR requirements for conditions #4, #9, and the general intent of condition #3. The removal of the three conditions is appropriate because the plans are in compliance with the *H-1 Design Review Guidelines*.
  - b. In addition to the agreed upon conditions, a new condition to ensure compatibility along the block (#10 below) is necessary in order to be in compliance with *H-1 Design Review Guidelines* that were not met. Design guidelines *II.B.1.E Orientation to the street*, and *II.B.1.F Location and proportion of entrances*, state that all buildings should have the primary entrance on the front of the building and entrances shall be compatible in scale, size and proportion to established patterns of openings in adjacent and surrounding buildings. More specifically, condition #10 will ensure that the applicant addresses these design guidelines in an appropriate manner.

Subject to the following revised conditions:

1. Submit dimensioned floor plans to board for review and approval prior to the issuance of a Certificate of Appropriateness.
2. Submit building sections to board for review and approval prior to the issuance of a Certificate of Appropriateness.
3. Provide final brick selection to the board for review and approval prior to the issuance of a Certificate of Appropriateness.
4. Provide final stone selection to the board for review and approval prior to the issuance of a Certificate of Appropriateness.
5. Provide final metal panel specification and details to the board for review and approval prior to the issuance of a Certificate of Appropriateness.
6. Provide final green wall screen specifications and details to the board for review and approval prior to the issuance of a Certificate of Appropriateness.
7. Provide final door and window specifications and details to board for review and approval prior to the issuance of a Certificate of Appropriateness.
8. If any changes are made that alter the information submitted, resubmit the changes to staff or the board for review and approval prior to the start of the affected work.
9. Once reviewed by other LFUCG Divisions, resubmit changes to staff or board for review and approval prior to the start of work.
10. Redesign the ground floor plan / elevation to provide compatible streetscape in order to engage pedestrian interests along West High Street. This can be achieved by:

Option A: Design ground floor elevation on West High Street with at least 50% of the frontage to be public pedestrian-oriented; or

Option B: Incorporate at least one front entrance for the residences on West High Street; or

Option C: Provide other proposal that can ensure compatibility along the block.

Submit revised design to Board of Architectural Review for review and approval prior to the issuance of a Certificate of Appropriateness

- C. **ADOPTION OF 2019 MEETING & FILING SCHEDULE** - The Chair will announce that the Commission will consider adoption of the "Official Meeting and Filing Schedule for 2019" at this time. Once adopted, the staff will distribute copies of the 2019 schedule for use by the Commission and the general public.

VII. **STAFF ITEMS** – The staff will report at the meeting.

A. **Transportation Planning Activity Report**

1.1 Inventory/Monitor; Title VI/ADA; Participation; Coordination/Consultation

- Attended LFUCG Pedestrian Safety Work Group.

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- Attended LFUCG Corridors Commission.
- Attended University of Kentucky Bicycle Advisory Committee meeting.
- Attended Commission for People with Disabilities meeting.
- Attended KYTC/LFUCG Maintenance and Operations meeting.
- Attended weekly LFUCG paving meetings.
- Attended LFUCG Neighborhoods in Transition Task Force.
- Attended Bluegrass ADD Regional Transportation Committee meeting.
- Attended the Connected & Automated Vehicle Cooperative (Lex, Louisville, NKY) meeting.
- The MPO website had 510 visits from 308 users (77% new users) and 851 page views in September.
- The MPO's Twitter site had 2,061 followers in September.
- The MPO's Facebook page had 958 likes in September; reached 77 users; and had 12 engaged users.
- Edited MPO boiler plate contract language to ensure it meets Title VI requirements.

### 1.2 Staff Development

- Attended Webinar titled Shared Mobility Data Management.
- Attended Webinar titled "Accessibility for all: Considerations for including people with disabilities in shared mobility strategies".
- Attended APA Ethics Webinar titled "Let's talk about Privilege".

### 2.1 Congestion Management Process (CMP)

- Worked with KYTC Planning, LFUCG Traffic Engineering and Purchasing staff on ITS-CMS travel-time data acquisition FY 2019 Travel Time Analytics Platform project. Reviewed and scored consultants' proposals. Attended consultant selection committee meeting to choose a qualified consultant.
- Reviewed FHWA transportation performance management update articles with regard to congestion management performance measures, metrics and indices.
- Reviewed KYTC transportation performance management update articles in regard to congestion management system performance measures, metrics and targets, such as Level of Travel Time Reliability (LOTTR) and Truck Travel Time Reliability (TTTR) Indices.
- Worked on Metropolitan Transportation Plan (MTP) to establish policies, strategies and processes to monitor congestion trends and achieve the congestion management system performance targets.
- Used typical Google Traffic maps to document annual congestion trends at most congested time-of-day in a week and most congested month in a year for recurring congestion, such as bottlenecks and poor signal timing.

### 2.2 Transportation Plan Update & Implementation

- Scored a list of 100+ projects with the TPC approved project prioritization matrix.
- Continued work on MTP financial projections/plan.
- Participated in KYTC SHIFT 2020 work group subcommittees.

### 2.3 Air Quality Activities

- Conducted daily air quality index (AQI) forecasts for Ozone & PM2.5 concentrations.
- Recorded Ozone & PM2.5 concentrations and AQI data on air quality monitoring spreadsheets.
- Posted 4-day Ozone & PM2.5 forecast AQI data on the MPO website daily.

### 3.1 Transportation - Land Use Impact Analysis

- Provided assistance and answered inquiries on various Traffic related issues.
- Attended 4 pre-application coordination meetings to provide transportation planning input on future land use applications.
- Attended and participated in Lexington's Placebuilder criteria development committee.

### 3.2 Multimodal/Transportation Enhancement Planning

- Responded to approx. 27 citizen/agency requests for information on bike and pedestrian issues.
- Reviewed and submitted comments in Plan Tracker for 15 plans for bike and pedestrian circulation requirements.
- Corresponded on 21 plans approved by the planning commission for compliance with conditional signoff requirements.

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- Continued worked on changes to the subdivision regulations as it relates to connectivity and Theme D of the Comprehensive Plan update.
- Began data organization and evaluation for the bike share pilot program.
- Worked with GIS to build a collector map to inventory bike share parking locations and geo-fence no parking zones.
- Continued work with GIS to begin updating the Bike Lexington Map to a digital and print version.
- Attended Town Branch Commons coordinating committee meeting.
- Conducted radio interview for Bike Talks on Lexington Community Radio regarding bike share and bike safety.
- Conducted radio hour show with the NOLI CDC regrading shared mobility vehicles and the multi modal safety project at Loudon Ave and Bryan Ave.
- Attended ceremonial signing of HB33 in Frankfort for the 3-foot passing law.
- Conducted a meeting with the Cadentown School regarding a trail connect to the Liberty Trail from the Cadentown School.
- Presented information about data collected by survey for the Legacy Trail to Transylvania University exercise physiology class to inform the class project regarding the public health benefits of connected trail networks.
- Worked with UK on annual campus bike counts.
- Gave a presentation at the Kentucky League of Cities annual conference titled "Safe Streets Academy: Transforming Communities into Safer Places using Demonstration Projects".

### 3.3 Transit Planning

- Attended Via Creative board meeting as Co-Chair.
- Responded to 3 citizens concerning transit bus stop concerns.
- Coordinated delivery of construction materials and completion of construction of Via Creative bus shelter at Winburn Community Action Center.
- Shared bus stop inventory data with Traffic Engineering for enhancing pavement at bus stops.
- Held coordination meeting with transit providers regarding the MTP update and transit asset management reporting requirements.

### 3.4 Mobility Coordination

- Received Council approval of FY 2019 for the alternative transportation marketing campaign.
- Held planning meetings with consultants & researched employer-based travel demand programs.

### 3.5 Travel Demand Modeling and Project Forecasting

- Continued work on reallocated SE data to match KY State Data Center predications for HH and Pop in the 2017 base year TDM update.
- Worked on SE updates for future horizon years of 2020, 2030 and 2045.

### 4.1 Program Administration

- Committee meeting packets were prepared for the Bicycle & Pedestrian Advisory BPAC.

### 4.2 Transportation Improvement Programming (TIP)

- Conducted Project Coordination Team meeting to track TIP project updates.
- Attended several meeting regarding the Newtown Pike widening project.

### 4.3 Unified Planning Work Program (UPWP)

- Prepared & submitted annual Performance & Expenditure Report for FY 18.

## **B. Zoning Compliance Planning Activity Report Enforcement**

A total of 41 new case investigations were initiated in September. Nearly 75% of the new cases related to illegal businesses in residential areas, sight triangle violations or signage. A total of 35 cases were resolved, meaning that necessary actions were taken by a property owner or occupant to fix a zoning compliance problem. Annual inspections were completed on 16 properties with conditional uses, and all were determined to be in substantial compliance with conditions imposed by the Board of Adjustment. However, in response to a citizen complaint, it was discovered that a church on Clays Mill Road is not complying with

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landscaping and parking surface requirements imposed by the Board of Adjustment when their conditional use was approved. Enforcement efforts are currently underway to have those problems fixed.

Extensive efforts to bring the property on North Broadway that had established a used car sales business (which violated conditional zoning restrictions) into compliance have not been successful. Consultations are underway with the Law Department to determine what type of formal enforcement actions should now be taken.

#### Permitting

Since January 1, 2012 a Zoning Compliance Permit (ZCP) has been required before a building or premises can be occupied for a specific use or a change in use, with some exceptions for agricultural uses and single family or two-family residences. In September, just six ZCP's were issued. Technical assistance was also provided to the Division of Building Inspection (at weekly "Review Board" meetings) in review of 3 applications for new commercial or multi-family building construction, and 14 applications for remodel activity, "fit-ups" or change in use requests.

Permitting staff also devoted much time to issuing official zoning certification letters, which typically require varying levels of research to confirm enforcement/compliance history for specific properties, as well as relevant actions of the Board of Adjustment pertaining to conditional uses and variances. In addition, a considerable amount of assistance was given to the general public for the purpose of getting citizens through the Accela online application process.

#### Board of Adjustment

Seven appeals were fully considered by the BOA at the September 10th public hearing, consisting of two variances and five conditional use requests, all of which were approved. Both of the variances related to minor adjustments to the amount/location of allowable paved parking at single family residential properties. The conditional use case involving a proposed drive-through for a donut shop on East Third Street was continued once again, this time for the purpose of giving the applicant additional time to talk to neighborhood representatives.

- VIII. **AUDIENCE ITEMS** – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

#### IX. **MEETING DATES FOR NOVEMBER 2018**

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|-------------------------------------------------------------------------------------------------------------------|--------------------------|
| Subdivision Committee, Thursday, 8:30 a.m., Planning Division Office (101 East Vine Street).....                  | November 1, 2018         |
| Zoning Committee, Thursday, 1:30 p.m., Planning Division Office (101 East Vine Street).....                       | November 1, 2018         |
| <b>Subdivision and ND-1 Items Public Meeting, Thursday, 1:30 p.m., 2<sup>nd</sup> Floor Council Chambers.....</b> | <b>November 8, 2018</b>  |
| Work Session, Thursday, 1:30 p.m., 3 <sup>rd</sup> Floor Phoenix Building (101 East Vine Street).....             | November 15, 2018        |
| Technical Committee, Wednesday, 8:30 a.m., Planning Division Office (101 East Vine Street).....                   | November 28, 2018        |
| <b>Zoning Items Public Hearing, Thursday, 1:30 p.m., 2nd Floor Council Chambers.....</b>                          | <b>November 29, 2018</b> |

#### X. **ADJOURNMENT**

TLW/TM/HB/dw

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